



- THREE BEDROOM SEMI-DETACHED HOUSE
- IDEAL FAMILY HOME
- IMMACULATELY PRESENTED
- OFF ROAD PARKING
- CLOSE TO VILLAGE SCHOOLS
- COUNCIL TAX BAND - C

Asking price £279,950

<https://www.judgeestateagents.co.uk>



Being well positioned for both the primary and secondary schools of this highly sought after and regarded village comes offered for sale this immaculate three bedroom Semi-Detached House. There is an Entrance Hall as you enter and briefly the property benefits a Living Room through to Dining Room, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. From the front exterior there is off road parking with a sheltered port to the side of this lovely home and a well established and maintained garden to the rear. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator, fitted cupboard and door that leads to:

LIVING ROOM

16'11" x 11' (5.16m x 3.35m)

Benefiting from a window to the front aspect, radiator, power points, TV point and access through to:

DINING ROOM

9'9" x 8'10" (2.97m x 2.69m)

There are patio doors to the rear aspect leading to the rear garden, radiator, power points and a door that leads to:

KITCHEN

10'9" x 8'1" (3.28m x 2.46m)

With a range of base units, work surfaces, sink with a mixer tap, power points, window to the side aspect and a door that leads to the side of the property to the sheltered port.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access and doors that leads to:

PRIMARY BEDROOM

11'6" x 10' (3.51m x 3.05m)

Benefiting from a window to the front aspect, radiator and power points.

BEDROOM

12' x 11'1" (3.66m x 3.38m)

Having a window to the rear aspect, radiator, power points and an Airing cupboard.

BEDROOM

7'11" x 7' (2.41m x 2.13m)

There is a window to the front aspect, radiator and power points.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with a Shower over, Window to the rear aspect and a Heated towel rail.





REAR GARDEN

A well established and maintained garden that has a paved patio stepping up to a mainly laid to lawn garden with a bordered area to the rear.

PARKING

From the front there is off road parking that leads to:

SHELTERED PORT

A sheltered area with outside power and access to the rear garden.

ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast-food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woollen Hill) plus The Martin High School for Secondary Education.

VIEWINGS

We always like any potential purchaser to follow our four



steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

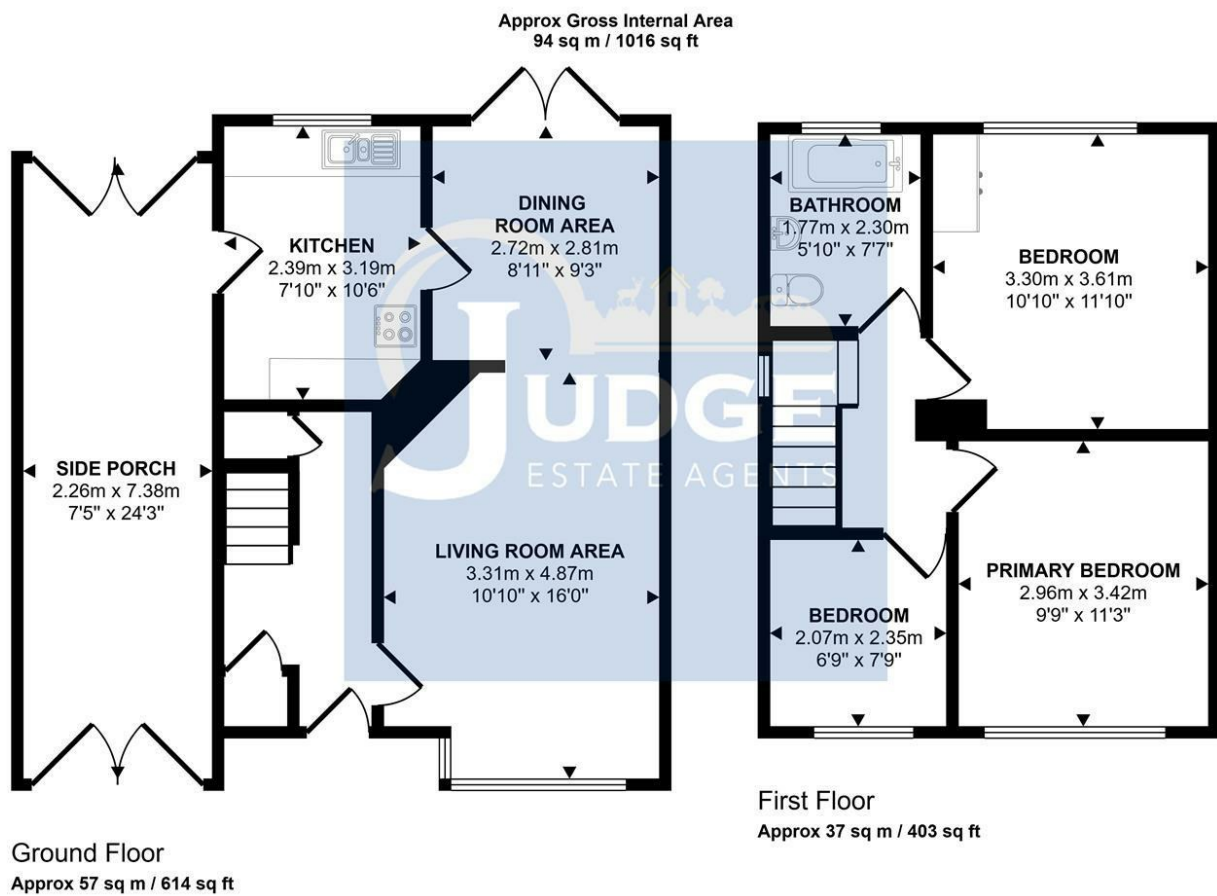
MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.


MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
